

## SUN CANYON PROJECT OVERVIEW

After almost a year of planning, the Sun Canyon community painting project is set to begin. Titan Painting has been selected as the contactor. The project is currently scheduled to begin on February 2nd and it is expected the project will take about 100 days to complete. Working hours are Monday through Thursday, 6:00 am to 4:00 pm.

**Scope of Work:** The project entails power washing, surface preparation and painting of THE COMPLETE EXTERIOR OF THE UNITS, including the patio areas and decks for each unit. Painting will include repairing stucco and patching and filling all holes in any exterior walls. Painting of the perimeter walls and all the common area fencing and components utility is also part of the project.

**Communication:** It is important Sun Canyon provide Titan with an accurate list of the contact information for the resident of each unit. This is particularly important if you will not be on site while the painting of your unit is being completed or if your unit is occupied by a tenant.

Please provide our property manager, City Management, with the best contact information regarding your unit. Please include:

Name, relationship to property ( owner, family member, neighbor, tenant etc. ) email address, mobile phone number.

**Scheduling:** The precise scheduling for the painting of individual units is not yet established. Titan provides a portal to provide residents with up-to-date information on the project progress and information on the upcoming weeks painting schedule so everyone is aware of the areas to be painted in the near term. Residents will also receive a 'door hangers' at least 3 days prior to work commencing on their unit. That is a notice hung on the door to inform the resident the unit is now scheduled for painting.

**Owner costs:** Not every unit has a screen door, security screen door or entry gate, therefore painting of these components is a cost to be borne by the owner. Titan has provided discounted pricing for painting these items. Please check the current community Architectural Guidelines, if your current screen door or security screen door color is not black or bronze; it needs to be painted.

The cost to paint a screen door or security screen door is \$135.00

The Cost to paint a patio home entry gate is: \$150.00

Owners need to contact Titan Painting, [info@paintingtitan.com](mailto:info@paintingtitan.com) Office: 602-795-0696, directly for questions and payment arrangements. All personal items being requested for painting will be made payable to Titan Painting directly.

Several units currently have **windows or patios doors which are not compliant** with the current Architectural Guidelines. These need to be painted. Contact Titan directly for pricing and to make arrangements.

**Owner Responsibilities:** In preparation of painting your unit, it is your responsibility to:

- Remove any debris and of stored items adjacent to patio walls, entry way walls or community perimeter walls. (also a Community Rules violation)
- Remove any trellises or other items attached to walls or supporting shrubbery,
- Remove any planters, decorations or furniture from common area, gravel and planted areas, adjacent to structures. (Also, a community rules violation)
- Move autos to approved parking spaces while power washing and painting of garage and garage door is in progress
- Move all potted plants away from walls or entry way and store
- Remove any decorative items in common areas adjacent to walls
- Remove wall hangings on walls of deck or patio areas ( if you intend to re-hang, it is recommended you photograph, see below)
- It is best to remove patio and deck furniture and store. Or group furniture in center providing access to all wall areas
- Provide access to entry doors, exterior storage closet doors and garage door to facilitate proper painting.
- Provide access to hose spigot for power washing

Notes:

- Ring doorbells, retractable awnings, sun shades, ceiling fans will be taped and masked.
- ***Titan Painting and Sun Canyon HOA*** are **NOT responsible** for any damage to any item left out during project or left adjacent to an area being painted, including damage from overspray.
- ***Titan Painting and Sun Canyon HOA*** are **NOT responsible** for any damage to any item left attached to walls.
- Approximately one week prior to painting Titan Painting will inspect the next areas to be painted and photo document items that owners need to address and report issues to management company.

- If painting **cannot be completed** when scheduled and Titan has to return to residence to complete work, **additional costs** will be billed to the owner.

**Common Area and Restricted Common Area Notice:** Over the years many liberties have been taken with respect to placement of decorative items in common areas and on exterior walls of units.

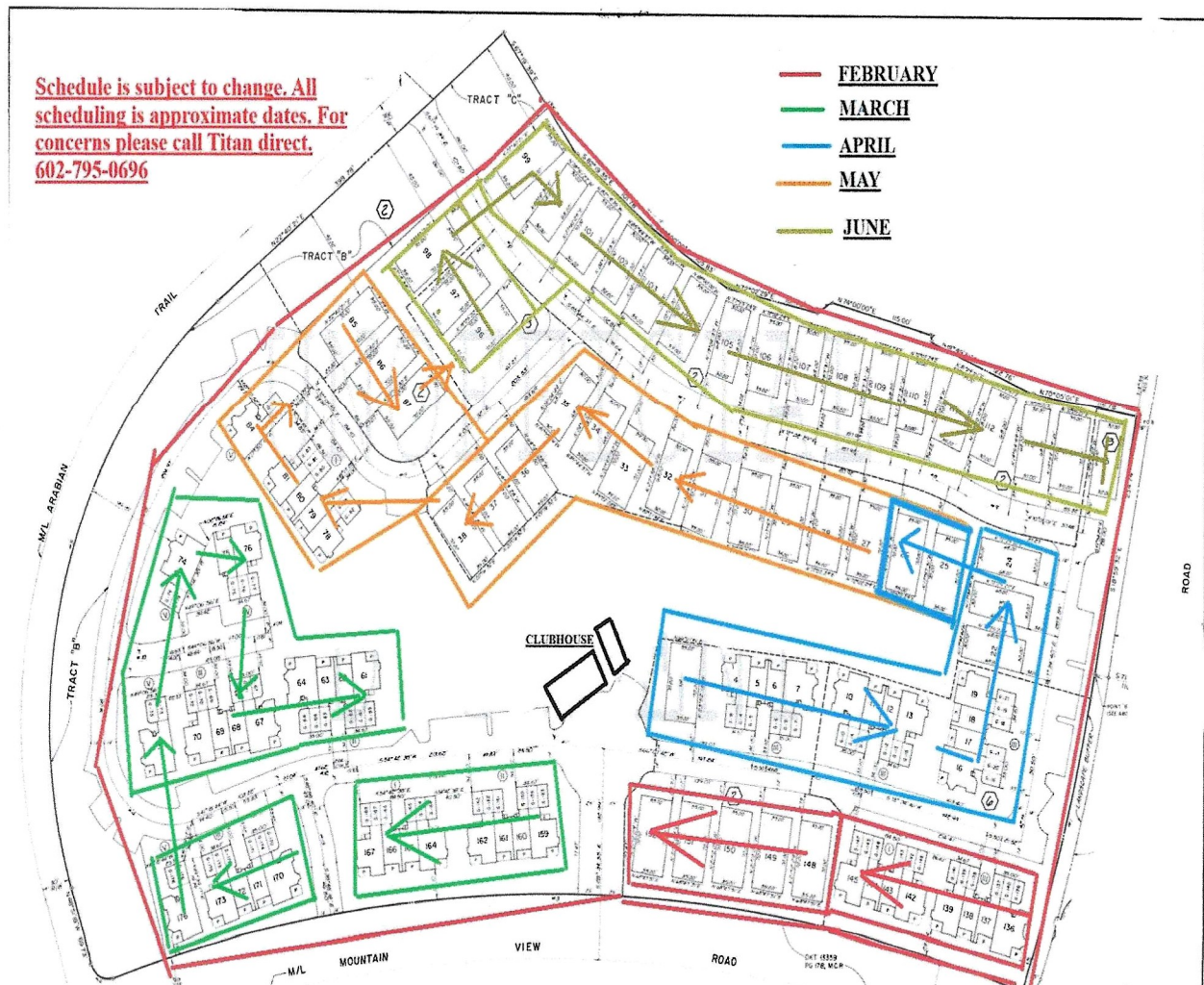
Post painting, in accordance with the community's Architectural Guidelines and the CC&Rs; prior to placement of any items in common areas or on any exterior walls, including walls of decks and patios; owners are required to submit an Architectural Request for approval.

**Follow the Progress:**

<https://paintingtitan.com/weekly-progress-reports/sun-canyon-at-mccormick-ranch-2026/>

**Contact Titan:**

[info@paintingtitan.com](mailto:info@paintingtitan.com) Office: 602-795-0696



## **COLOR SELECTIONS**

### **DUNN EDWARDS (DEC 751) ASH GRAY LRV 44**

MAIN BODY, PERIMETER WALLS, CLUBHOUSE BODY, POOL FENCE AND PERIMETER COLUMNS, MAILBOX KIOSK, TRASH ENCLOSURE WALLS, MONUMENT SIGNS

### **DUNN EDWARDS (DEC 774) SHADY LRV 63**

GARAGE DOORS, PERIMETER WALL STRIPE

### **DUNN EDWARDS (DEA 161) WILD MUSTANG LRV 10**

FASCIA, ENTRY DOORS, STAIR AND BALCONY RAILS, SIGN POSTS

### **DUNN EDWARDS (DET 680) ESPRESSO MACCHIATO**

SECURITY SCREEN DOORS, UNIT ENTRY GATES

## **RESPECTIVE MATERIALS**

### ➤ **STUCCO:**

- **Finish Coats: SPARTASHIELD FLAT**

### ➤ **METAL**

- **Finish Coats: ARISTOSHIELD SEMI GLOSS**

### ➤ **GARAGE DOORS:**

- **Finish Coats: EVERSIELD SEMI GLOSS**

### ➤ **WOOD:**

- **Finish Coats: EVERSIELDSHIELD FLAT**